

ARTICLE III. DISTRICTS ESTABLISHED

Within Ravalli County zoning districts are hereby established and are shown on the Official Zoning Map described in Section __ of these Zoning Regulations. Section __ and all following sections through to the end of these Regulations set forth the specific requirements which must be met by any proposed building, structure or use located within each district.

SECTION __. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty may exist as to the location of district boundaries as shown on the Official Zoning Map, the following rules shall apply in interpreting the nearest logical line to that shown.

1. Boundaries shall be constructed as following the centerline of streets, roadways, highways or alleys.
2. Boundaries shall be constructed as following the centerline of streams, rivers, major canals and ditches.
3. Boundaries shall be constructed as following a line midway between the main tracks of a railroad right-of-way.
4. Boundaries shall be constructed as following platted lot lines.
5. Boundaries shall be constructed as following the boundaries of an incorporated city limits.
6. Boundaries shall be constructed as parallel to or extensions of features indicated on the Official Zoning Map.
7. Where physical or cultural features existing on the ground are different from those shown on the Official Zoning Map, or where circumstances arise not covered by the rules above, the Board of Adjustment shall interpret the district boundaries.

[k7]

SECTION __. DISTRICTS

The following Zoning Districts are established.

1. AG. Agricultural. Agricultural with a residential dwelling unit density of one (1) unit per eighty (80) acres (1/80 a.).
2. AG-R. Agricultural with allowed average dwelling unit density of one (1) unit per (40) acres (1/40 a.).
3. RR 1. Rural Residential District with a dwelling unit density of one (1) unit per twenty (20) acres (1/20 a.).
4. RR 2. Rural Residential District with a dwelling unit density of one (1) unit per ten (10) acres (1/10 a.).
5. RR 3. Rural Residential District with a dwelling unit density of one (1) unit per five (5) acres (1/5 a.).
6. R 1. Low Density Residential District with a dwelling unit density of one (1) unit per one (1) acre (1/1 a.).
7. R 2. Medium Density Residential District with a dwelling unit density of five (5) units

- per one (1) acre (5/1 a.).
8. R 3. High Density Residential District with a dwelling unit density of twenty (20) units per one (1) acre (20/1 a.).
 9. C-P. Commercial - Professional.
 10. C-LB. Commercial - Light Business
 11. H-C. Highway Commercial.
 12. I. Industrial.
 13. PSI. Public: schools, institutional buildings, federal or other extensive facilities.
 14. OL. Open lands (1/160 a.).

SECTION __. AGRICULTURAL. (1/80 a.)

A. Purpose

This district recognizes land use, which is devoted to agricultural operations and the production of agricultural commodities. This classification encourages the continuing use of land for natural resource production; protects opens lands not capable of supporting urbanized development due to biologic, physiographic or hydrologic constraints; protects open lands from untimely development, which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services.

B. Space and Bulk Requirements.

1. Average density One (1) dwelling unit per eighty (80) acres.
2. Minimum lot area () acres.
3. Minimum yard setbacks
 - a. Front Fifty (50) feet.
 - b. Side Fifty (50) feet.
 - c. Rear Fifty (50) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
4. Maximum height None.

C. Permitted Uses

1. Agricultural activities.
2. On lots or combinations of lots that are ___ acres or greater, facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses accessory to agricultural uses.
3. Guest ranches.
4. Bed and breakfast establishment.
5. Accessory buildings and uses.
6. Single family dwellings.

7. Home occupations.
8. Community residential facilities serving eight (8) or fewer persons.
9. Daycare homes serving twelve (12) or fewer persons.
10. Parks.

D. Conditional Uses.

1. Community residential facilities serving nine (9) or more persons.
2. Daycare centers serving thirteen (13) or more persons.
3. Feed stores.

SECTION __. AGRICULTURAL – RESIDENTIAL. (1/40 a.)

A. Purpose

This district recognizes existing farming and ranching operations. It also recognizes that Ravalli County has considerable acreage with poor soils that are unproductive for agricultural use such as bare ridges, steep slopes, and river bottoms. This classification encourages the continuing use of land for natural resource production and/or recreation; protects opens lands not capable of supporting urbanized development due to biologic, physiographic or hydrologic constraints; protects open lands from untimely development, which tends to hamper sound resource production and to increase expenditures of public funds for supplying public services. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

1. Average density One (1) dwelling unit per forty (40) acres.
2. Minimum lot area None.
3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
4. Maximum height Thirty-five (35) feet.

C. Permitted Uses.

1. Single family dwellings.
2. Guest ranches.
3. Bed and breakfast establishment.
4. Non-developed outdoor recreational activities.
5. Agricultural activities. Intensive agricultural operations such as commercial feed lots and

- poultry farms on lots forty (40) acres or more.
- 6. Accessory buildings and uses.
- 7. Home occupations.
- 8. Community residential facilities serving eight (8) or fewer persons.
- 9. Daycare homes serving twelve (12) or fewer persons.
- 10. Parks.

D. Conditional Uses.

- 1. Feed stores.
- 2. Community residential facilities serving nine (9) or more persons.
- 3. Daycare centers serving thirteen (13) or more persons.
- 4. Planned Unit Developments
- 5. Commercial recreation use? – golf course, golf driving range,
- 6. Commercial kennels.
- 7. Facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses accessory to agricultural uses.
- 8. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __. RURAL RESIDENTIAL. RR 1 (1/20 a.)

A. Purpose

This district preserves the integrity and natural qualities of the rural environment; assures the continuation of the open and rural character of the district, provides for agricultural, recreational and residential uses in areas appropriate for those uses; and protects areas that cannot support more intense activities due to biological, physiographic and/or hydrological limitations. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

- 1. Average density One (1) dwelling unit per twenty (20) acres.
- 2. Minimum lot area None.
- 3. Minimum yard setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
- 4. Maximum height Thirty-five (35) feet.

C. Permitted Uses.

1. Agricultural activities existing at the time this zone is applied to land.
2. Agricultural activities on lots or adjoining lots that are combined to equal 40 acres and greater in size.
3. Single family dwellings.
4. Accessory buildings and uses.
5. Home occupations.
6. Community residential facilities serving eight (8) or fewer persons.
7. Daycare homes serving twelve (12) or fewer persons.
8. Bed and breakfast establishment.
9. Parks.

D. Conditional Uses.

1. Feed stores.
2. Campground, recreational vehicle park.
3. Community residential facilities serving nine (9) or more persons.
4. Daycare centers serving thirteen (13) or more persons.
5. Planned Unit Developments
6. Commercial kennels.
7. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __. RURAL RESIDENTIAL. RR 2 (1/10 a.)

A. Purpose

This district preserves the integrity and natural qualities of the rural environment; assures the continuation of the open and rural character of the district, provides for agricultural, recreational and residential uses in areas appropriate for those uses; and protects areas that cannot support more intense activities due to biological, physiographic and/or hydrological limitations. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

1. Average density One (1) dwelling unit per ten (10) acres.
2. Minimum lot area None.
3. Minimum setbacks
 - a. Front Twenty-five (25) feet.
 - b. Side Fifteen (15) feet.
 - c. Rear Twenty-five (25) feet.
4. Maximum height Thirty-five (35) feet.

C. Permitted Uses.

1. Agricultural activities existing at the time this zone is applied to land.
2. Agricultural activities on lots or adjoining lots that are combined to equal _____ acres and greater in size.
3. Single family dwellings.
4. Accessory buildings and uses.
5. Home occupations.
6. Community residential facilities serving eight (8) or fewer persons.
7. Daycare homes serving twelve (12) or fewer persons.
8. Parks.

D. Conditional Uses.

1. Campground, recreational vehicle park.
2. Community residential facilities serving nine (9) or more persons.
3. Daycare centers serving thirteen (13) or more persons.
4. Planned Unit Developments
5. Bed and breakfast establishment.
6. Commercial kennels.
7. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __ RURAL RESIDENTIAL RR 3 (1/5 a.).

A. Purpose.

This district is intended to provide for development in a more rural area which typically only includes one single family dwelling. At a dwelling density of one unit per five acres or more it accommodates those land uses which allow a small number of livestock and that is at the same time not large enough to be classified as AG or AG-R. The county has existing residential single family ownerships with horses, sheep, llamas or other animals but the individual dwelling unit acreage is not large enough to produce agricultural products or substantial income. The density of this district is compatible with existing neighborhood development.

B. Space and Bulk Requirements.

- | | |
|--------------------------|---|
| 1. Average density | One (1) dwelling unit per five (5) acres. |
| 2. Minimum lot area | Five (5) acres. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty-five (25) feet. |
| b. Side | Fifteen (15) feet. |
| c. Rear | Twenty-five (25) feet. |
| 4. Maximum height | Thirty-five (35) feet. |

C. Permitted Uses.

1. Agricultural activities existing at the time this zone is applied to land.
2. Agricultural activities on lots or adjoining lots that are combined to equal ____ acres and greater in size.
3. Single family dwellings.
4. Accessory buildings and uses.
5. Home occupations.
6. Community residential facilities serving eight (8) or fewer persons.
7. Daycare homes serving twelve (12) or fewer persons.
8. Parks.

D. Conditional Uses.

1. Campground, recreational vehicle park.
2. Community residential facilities serving nine (9) or more persons.
3. Daycare centers serving thirteen (13) or more persons.
4. Bed and breakfast establishment.
5. Planned Unit Developments
6. Public and quasi public buildings and uses such as schools, community buildings, and churches.
7. Manufactured Homes. Class A manufactures homes may be conditionally permitted as a matter of right. Existing use can permit a reasonable number of manufactured homes within district RD-1.

SECTION __. LOW DENSITY RESIDENTIAL. R 1 (1/1 a.).

A. Purpose

This district recognizes the existence of rural residential areas that will come under pressure for more intense residential development. This district provides for a transition between low density rural residential areas to more urbanized areas. This transitional zone allows the community to meet residential needs, while limiting density due to environmental concerns. Planned unit developments are encouraged to preserve agricultural land and enhance environmental amenities found in rural areas.

B. Space and Bulk Requirements.

- | | |
|--------------------------|--|
| 1. Average density | One (1) dwelling unit per one (1) acres. |
| 2. Minimum lot area | None. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty-five (25) feet. |
| b. Side | Fifteen (15) feet. |
| c. Rear | Twenty-five (25) feet. |
| 4. Maximum height | Thirty-five (35) feet. |

C. Permitted Uses.

1. Agricultural activities existing at the time this zone is applied to land.
2. Single family dwellings.
3. Two family dwellings. (with a minimum lot size?)
4. Residential accessory buildings and uses.
5. Home occupations.
6. Community residential facilities serving eight (8) or fewer persons.
7. Daycare homes serving twelve (12) or fewer persons.
8. Parks.

D. Conditional Uses.

1. Campground, recreational vehicle park.
2. Community residential facilities serving nine (9) or more persons.
3. Daycare centers serving thirteen (13) or more persons.
4. Bed and breakfast establishment.
5. Planned Unit Developments
6. Public and quasi public buildings and uses such as schools, community buildings, and churches.

SECTION __. MEDIUM DENSITY RESIDENTIAL. R 2 (5/1 a.).

A. Purpose

The purpose of this district is to recognize the existing residential neighborhoods of the community as well as those areas which are deemed appropriate for residential expansions. A variety of residential types, including multiple family and manufactured homes, will be accommodated to provide a balance of housing types within the community. Light commercial uses may be permitted in mixed use developments through the use of a Planned Unit Development. It is intended that this district be maintained and expanded to preserve the residential attractiveness in a mixed use atmosphere.

B. Space and Bulk Requirements.

1. Average density Five (5) dwelling units per one (1) acre.
2. Minimum lot area 8,000 square feet.
3. Minimum area per dwelling unit 4,000 square feet.
4. Minimum yard setbacks
 - a. Front Twenty (20) feet.
 - b. Side Ten (10) feet.
 - c. Rear Twenty (20) feet.
5. Maximum height Thirty-five (35) feet.

C. Permitted Uses

1. Single-family dwellings.
2. Class B manufactured homes under the special provisions of Section E below.
3. Two-family dwellings.
4. Residential accessory buildings and uses.
5. Home occupations.
6. Daycare homes serving twelve (12) or fewer persons.
7. Community residential facilities serving eight (8) or fewer persons.
8. Daycare centers serving thirteen (13) or more persons.
9. Public and quasi public buildings and uses such as schools, community buildings, and churches.

D. Conditional Uses

1. Community residential facilities serving nine (9) or more persons,
2. Manufactured home parks.
 - a. Class B manufactured homes must have either a permanent foundation or with anchors and skirting and the tongue and wheels must be removed.
 - b. Class C units, built prior to July 1, 1976, and not meeting the HUD Code, are only allowed in manufactured home parks.
3. Planned unit developments containing residences.
4. Multiple family dwellings.
5. Bed and breakfast establishment.

E. Special Provisions For Class B Manufactured Homes

1. Each manufactured home must be:
 - a. Placed on a permanent foundation or
 - b. Provided with anchors and cable tie downs for securing the home, and
 - c. Skirted, entirely enclosing the bottom section within 60 days after placement. Skirting must be of materials compatible with the siding of the home.
 - d. Made attractive with the tongue removed or covered.

SECTION __. HIGH DENSITY RESIDENTIAL. R-3 (20/1 a).

A. Purpose

This district is designated as high density in order to accommodate dwellings concentrated within an area which has or should have critical infrastructure such as water, sewer, adequate streets and roadways, schools, and other public facilities.

B. Space and Bulk Requirements.

1. Average density Twenty (20) dwelling units per one (1) acre.

2. Minimum lot area
3. Minimum area per dwelling unit
4. Minimum yard setbacks
 - a. Front Twenty (20) feet.
 - b. Side Five (5) feet or not less than one-third the building height, whichever is greater.
 - c. Rear Twenty (20) feet.
5. Maximum height Forty-five (45) feet.
6. Maximum lot coverage 50% of gross lot area.

C. Permitted Uses

1. Single family dwellings.
2. Two family dwellings.
3. Multiple family dwellings.
4. Community residential facilities serving eight (8) or fewer persons.
5. Community residential facilities serving nine (9) or more persons.
6. Daycare homes serving twelve (12) or fewer persons.
7. Daycare centers serving thirteen (13) or more persons.
8. Public and quasi public buildings and uses such as schools, community buildings, and churches.
9. Planned unit developments that combine residential and light commercial uses such as a coffee shop, community center, park, day care center and postal service. Locations of the light commercial uses and the layout of the residential areas are to be integrated into a design that promotes a "sense of community."
10. Residential accessory buildings and uses.
11. Home occupations.

D. Conditional Uses

1. Business, professional or governmental office.
2. Personal service establishment.
3. Bed and breakfast establishment.

SECTION __. NEIGHBORHOOD COMMERCIAL NC

A. Purpose

This district provides for limited retail, personal and professional services to the neighborhood in which they are located. The uses should be at the same intensity level and structural scale of the neighborhood in which they are located. Such developments are ideally clustered to provide centers of commercial activity.

B. Space and Bulk Requirements.

- | | |
|--------------------------|---|
| 1. Average density | None. |
| 2. Minimum lot area | None. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty-five (25) feet. |
| b. Side | None. Fifteen (15) feet if adjacent to an existing residential use. |
| c. Rear | None. Twenty-five (25) feet if adjacent to an existing residential use. |
| 4. Maximum height | Thirty-five (35) feet. |
| 5. Maximum lot coverage | 75% of gross lot area. |

C. Permitted Uses.

1. Single family dwellings.
2. Two family dwellings.
3. Neighborhood retail and services facilities including and similar in scope, but not limited to, barber shop, beauty shop, retail food store (maximum floor area of 3,000 square feet?), hotel/motel, laundrette, professional or business office, restaurant (without liquor sales?), shoe repair/tailor shop, art/photography studio.
4. Feed stores.
5. Accessory buildings and uses.
6. Home occupations.
7. Community residential facilities serving eight (8) or fewer persons.
8. Community residential facilities serving nine (9) or more persons.
9. Daycare homes serving twelve (12) or fewer persons.
10. Daycare centers serving thirteen (13) or more persons.
11. Bed and breakfast establishment.
12. Parks.

D. Conditional Uses.

1. Public and quasi public buildings and uses such as schools, community buildings, and churches.
2. Mini warehouse.
3. Planned unit development.

SECTION __. COMMERCIAL C**A. Purpose**

This district is intended to accommodate the business and commercial uses which have operations that require space and access to the major transportation facilities serving the community. The district should accommodate these uses while preserving the traffic carrying capacity of the road system, and the desirability of abutting land for residential development.

B. Space and Bulk Requirements.

- | | |
|----------------------------|-----------------------|
| 1. Average density | None. |
| 2. Minimum lot area | None. |
| 3. Minimum yard setbacks | |
| a. Front | Twenty (20) feet. |
| b. Side | None. |
| c. Side adjacent to street | Ten (10) feet. |
| d. Rear | None. |
| 4. Maximum height | Forty-five (45) feet. |

C. Permitted Uses

1. Any use permitted in _____ districts.
2. Amusement centers, entertainment facilities and recreational facilities in enclosed buildings.
3. Automobile, truck, motorcycle, recreational vehicle and mobile home sales, repair and services.
4. Bars.
5. Casinos.
6. Feed stores.
7. Fraternal clubs.
8. Hotels/motels.
9. Medical facilities and services.
10. Meeting halls.
11. Microbreweries.
12. Nightclubs
13. Printing and publishing establishments.
14. Public and quasi public buildings and uses such as schools, community buildings, and churches
15. Public utility installations and offices.
16. Restaurants.
17. Retail establishments and services. (At a certain size make it a conditional use?)
18. Veterinary services.
19. Wholesale business.
20. Wineries.
21. Accessory uses and buildings, including a residential use accessory to a primary use.
22. Temporary use of open land for meetings, circuses and carnivals.
23. Temporary seasonal sales of Christmas trees and fireworks.

No business, trade or industry shall be permitted in the Commercial (C) District that is noxious or offensive by reason of emission of odor, dust, smoke, gas, vibration or noise, or that imposes any extraordinary hazard to life or property.

D. Conditional Uses.

1. Mini warehouse
2. Recreational vehicle park.
 - a. Streets shall be at least 10 feet wide or conform with the Ravalli County Road and Bridge Department regulations.
 - b. The design of the park must provide for safe and convenient access and placement and removal of trailers and vehicles.
 - c. Approved fire equipment must be on the premises.
 - d. R-V vehicles must be separated from each other by at least 15 feet
 - e. All R -V spaces shall be located at least 25 feet from a public street or roadway.
3. Shopping center. Conditions are specified by the Zoning Commission pursuant to Section 9, B 4. They must also comply with any other County Resolutions in effect.

E. Screening and Buffering.

Where a non-residential use in this district abuts a residential or institutional use, the use shall be effectively screened at the property line on all sides which adjourn or face the residential district or institutional use by an acceptably designed, sight obscuring wall, fence or planting screen. The fence, wall or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. Where terrain or other natural features effectively serve as a screen, no wall, fence or planting screen is required.

F. Fencing

The following must be protected by a fence not less than six in height: (1) outdoor storage of materials or equipment, (2) above ground storage of flammable liquids, gasses, or other material, and (3) electrical substations, gas regulator stations and microwave reflectors.

G. Lighting

Lighting must be shielded to avoid casting direct light on adjacent residential uses or institutional uses providing human care.

SECTION __. INDUSTRIAL (I)

A. Purpose

This district is intended to provide for efficient and functional operation of heavy fixed equipment or machinery, manufacturing, processing, and other industrial uses in appropriate locations. Industrial uses which produce noise, smoke, dirt, vibration, glare or similarly obtrusive nuisances shall be regulated to minimize the impact on the public health and safety. These activities generally require reasonable access to major transportation facilities, need extensive open storage and service areas and generate heavy traffic. To help ensure efficiency and function of industrial uses, protection from incompatible residential and commercial uses is necessary.

B. Space and Bulk Requirements.

- | | |
|--------------------------|------------------------|
| 1. Average density | None. |
| 2. Minimum lot area | None. |
| 3. Minimum yard setbacks | |
| a. Front | Fifty (50) feet. |
| b. Side | Twenty-five (25) feet. |
| c. Rear | Twenty (20) feet. |
| 4. Maximum height | None. |

C. Permitted Uses.

1. Uses permitted in the NC and C districts except all residences, daycare centers, institutions such as schools and colleges, places of worship, community residential facilities, hospitals, libraries, and fraternal clubs.
2. Auction rooms
3. Automobile, truck, farm machinery, heavy equipment repair.
4. Agricultural products processing, storage, loading; grain elevators.
5. Building and storage yards.
6. Building contractor establishments
7. Cement, concrete and paving products, including mixing plants.
8. Fabrication or assembly of products from pre-structured materials or compounds.
9. Freight terminals, truck or rail.
10. Ice and roller skating rinks.
11. Ice plants and storage.
12. Industrial laboratories.
13. Large scale industries.
14. Manufacturing or processing facilities such as those for:
 - a. Products from organic material, chemicals, glass, leather, metal, minerals, stones, gravel, sand or earth.
 - b. Foodstuffs, textiles, electrical and plumbing components, wood, leather, paper or plastic.
15. Machine shops
16. Pharmaceutical products manufacture.
17. Railroads and all associated uses.
18. Research laboratories, experimental and testing.
19. Retail lumber yards.
20. Rocks, sand and gravel distribution.
21. Sanitary landfills.
22. Signs, billboards.
23. Storage yards and warehouses.
24. Truck and heavy equipment sales, repair and service.
25. Utilities.
26. Warehousing. Welding, sheet metal shops, steel products fabrication.
27. Woodworking and cabinet shops.
28. Accessory uses and buildings, including a residential use accessory to a primary use.

29. Temporary use of open land for meetings, circuses or carnivals.
30. Temporary seasonal sales of Christmas trees and fireworks.

D. Conditional Uses

1. Meat packing, processing, rendering plants:
 - a. Any building or structure used to retain animals or process animal products must be at least 300 feet from a residential district or institutional use.
 - b. A solid fence at least eight feet high must enclose the use, or a screen of evergreen trees or shrubs at least eight feet high at maturity must be planted. The fence or screen must be maintained.
2. Auto wrecking, scrap, salvage yards:

A solid fence at least eight feet high must enclose the use or a screen of evergreen trees or shrubs at least eight feet high at maturity must be planted. The fence or screen must be maintained.
3. Bulk storage of flammable liquids or gases or other hazardous materials above ground:

All uses set back 300 feet from a lot line or roadway.
4. Mining operations such as gravel pits.

E. Screening and Buffering

Where a non-residential use or off-street parking area abuts a residential use, the use shall be effectively screened at the property line on all sides which adjoin or face the residential district or institutional use by an acceptably designed sight obscuring wall, fence or planting screen. The fence, wall, or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. Where terrain or other natural features effectively serve as a screen, no wall, fence or planting screen is required.

F. Fencing

The following must be protected by a fence not less than six in height: (1) outdoor storage of materials or equipment, (2) above ground storage of flammable liquids, gasses, or other material, and (3) electrical substations, gas regulator stations and microwave reflectors.

G. Lighting

Lighting must be shielded to avoid casting light on adjacent residential uses or institutional uses providing human care.

SECTION __. PUBLIC INSTITUTIONS DISTRICT

A. Purpose

This district recognizes existing buildings and facilities which serve wide public needs. Existing facilities can be modified, added to, or new units constructed. Proposed new structures and associated facilities, such as playing fields and other recreational areas must be close to existing or proposed infrastructure, such as water, sewer, roads and service facilities. Proposals for all

new and additional structures must be reviewed by the Planning Board.

B. Space and Bulk Requirements.

- | | |
|--------------------------|------------------------|
| 1. Average density | None. |
| 2. Minimum lot area | None. |
| 3. Maximum lot coverage | 45% of gross lot area. |
| 4. Minimum yard setbacks | |
| a. Front | Twenty-five (25) feet. |
| b. Side | Ten (10) feet. |
| c. Rear | Twenty-five (25) feet. |
| 5. Maximum height | Forty-five (45) feet. |

C. Permitted Uses.

1. Accessory buildings and uses related to permitted uses.
2. Floodplain, natural drainages, conservation areas, wildlife refuges.
3. Open land owned by public agencies/government.
4. Public golf courses, playgrounds, playfields, tennis courts, and other public grounds for non-profit games or sports.
5. Public parks, parkways, trails, pathways, gardens, arboretums, land reserves, undeveloped open space and related public facilities.
6. Public utility installations.
7. Airports and landing fields.
8. Cemeteries, crematories and mausoleums.
9. Country clubs.
10. Governmental offices and administrative buildings.
11. Military installations.
12. Orphanages, charitable institutions, mental health institutions, rehabilitation centers, correctional institutions.
13. Private physicians offices and clinics in the immediate vicinity of a public medical facility.
14. Public and non-profit quasi-public institutions, including schools, colleges, universities, churches, clinics, convalescent homes, homes for the aged, and physical rehabilitation centers.
15. Public zoos, exhibits, libraries, museums and art galleries.
16. Publicly owned or non-profit quasi public coliseums, assembly halls, stadiums, and gymnasiums.
17. Public buildings and memorials.
18. Public or non-profit camps.
19. Public water systems, water storage facilities, wastewater treatment systems and sewage treatment plants.
20. Utilities installations.

SECTION __. OPEN LANDS. OL (1/160 a.).

A. Purpose

This district recognizes land that may contain a few residential homes or other uses, but is primarily agricultural, forest, or undeveloped private open land. This land may have at one time been used as agricultural land, forest land, pasture, hunting, or recreational lands or just as an open buffer area. In some cases it may be steep, rocky, riparian or otherwise currently economically unsuitable or marginally suitable for development or normally profitable commercial agricultural production. However, it may have significant value as just open space, wildlife refuge, riparian areas, wildlife corridors, hunting or other recreational uses. Or it may be land that its owners wish to protect and preserve for future generations as undeveloped natural open spaces. It may have been previously farmed and/or it may be currently farmed in a marginal and unprofitable way. It should not be available for additional residential development, which averages more than one dwelling unit per 160 acres.

B. Space and Bulk Requirements.

1. Average density One (1) dwelling unit per one hundred sixty (160) acres.
2. Minimum lot area () acres.
3. Minimum yard setbacks
 - a. Front ?
 - b. Side ?
 - c. Rear ?
 - d. Buildings used for raising or housing livestock or fowl shall be set back one hundred (100) feet from any dwelling of human habitation under separate ownership or on a separate lot, one hundred (100) feet from the high water mark of any watercourse and fifty (50) feet from any property line or edge of road easement, whichever is closer.
4. Maximum height None.

C. Permitted Uses

1. Agricultural activities.
2. On lots or combinations of lots that are _____ acres or greater, facilities for the commercial processing and storage of agricultural products such as packing plants, canneries, milk plants, and warehouses accessory to agricultural uses.
3. Undeveloped outdoor recreation activities such as hunting, fishing, bird watching, etc.
4. Accessory buildings and uses.
5. Single family dwellings.
6. Home occupations.
7. Parks.

D. Conditional Uses.